

CASE# 2012-COA-053 (HMP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date APRIL 4, 2012
		NEW CASE Center Township Council District: 9 Joseph Simpson
1802 N. NEW JERSEY STREET HERRON-MORTON PLACE		
Applicant DAVID CHAVARRIA mailing address: 2001 W. Washington Street Indianapolis, IN 46222		
Owner: SAME AS ABOVE		
CASE		
IHPC COA: 2012-COA-053 (HMP)	Construct rear second story addition, construct front porch, construct detached 2-car garage	
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

This is a 1-story, cross gable frame cottage with a 1 ½ story rear addition. The house features a corner entry porch with one non-original column. Sanborn research has demonstrated that the home originally featured a full-width porch. There is a bay on the south façade. The rear 1 ½ story addition has a clipped gable roof. Martin Anderburg built this cottage between 1890 and 1893. After 1942 it served as a rental property until it became the Greater Shepherd Missionary Baptist Church in 1974. The house has been vacant for many years.

The Applicant's Proposal

The owner is seeking to turn the 1 ½ story rear addition into a full two stories. The application includes construction of a full-width porch, and a detached 2-car garage at the alley.

Design of the Addition

The new addition will create a full second story at the rear of the building, using horizontal wood lap siding to match the existing. Roughly half way back, a second gable rises behind the one story portion of the house, creating a camel back. The roof form transitions to a side gable at the rear, eliminating the clipped gable that currently exists. The gable ends feature a vertical decorative siding reminiscent of, but not duplicating, the historic gable detailing. New double-hung wood windows will be utilized where new openings are created. Where openings are not being created or altered, the original sashes will be retained. On the north façade, a non-original one story bay will be removed. A shed dormer will be constructed on the north roof. The addition will stay within the footprint of the existing rear section of the building.

The designer made several changes to the original plans based upon IHPC staff comments. These include altering the gable detailing so that the new decorative does not exactly mimic the historic, and bringing the roofline down 18 inches to help reduce the mass of the 2nd floor.

Design of the Porch

The new porch width is based upon Sanborn map research which determines that the home originally featured a full-width porch. The new porch will feature a hipped roof, exposed rafter tails, wood columns and railing, and a brick foundation, similar to the porch foundation that currently exists.

Design of the Garage

The garage is a frame, side gable design. It will feature smooth finish fiber-cement siding in a lap exposure to match the house. There will be a single steel pedestrian door, and two 9 ft. x 8 ft. steel garage doors.

Herron-Morton Place Preservation Plan

Addition:

- *Additions should be located away from the front façade and at the rear.*
The addition accomplishes this.
- *The scale, height, size, and mass should relate to the existing building and not over power it. The mass and form of the original building should be discernable, even after an addition has been constructed.*

The 2nd story does add height and mass to the building. However, it has been designed to minimize the effect by setting it back off of the front and lowering the roofline as much as possible. The goal is to keep the historic architecture as the most visually significant characteristic, and staff feels that the design accomplishes this as much as possible within the original footprint.

- *Additions and accessory buildings should be discernable as a product of their own time.*
The differing height and the use of alternative decorative detailing helps differentiate the new construction from the historic fabric.
- *Avoid imitating historic styles and details although they may be adapted and reflected.*
Staff has encouraged the designer to play off the historic detailing, but not copy it. The new is distinguished from the old by cutting the boards at 90 degrees and using a staggered installation.

Porch:

- *If a porch is missing, a new porch should be based on as much evidence as possible about the original porch design, shape, size, location and details.*
There is little known about the original porch other than its general size from the Sanborn, as all of the original details have been lost, and the existing porch column is not original. Staff has provided the applicant with a photo of an original, simple turned post that was still on the house in the 1980s. The new proposal is sympathetic, but is not replicating an exact historic design.
- *Where little or no evidence of the original porch remains, a new porch should reflect the typical porch form of the era while being identifiable as a recent addition not original to the building.*
This design is a simplified version of the historic form and detailing that may have been found on a Victorian cottage.

Garage:

- *Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.*
The garage design meets all of these criteria.

STAFF RECOMMENDED MOTION

COA #2012-COA-043 (HMP):

To approve a Certificate of Appropriateness to construct a rear second story addition, construct a front porch, and construct a detached, 2-car garage, per the submitted documentation and subject to the following stipulations:

1. Construction shall not commence prior to approval by the IHPC staff of final construction drawings. *Approved _____ Date _____*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager shall be held prior to the commencement of any construction. *Approved _____ Date _____*
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction. *Approved _____ Date _____*
4. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
5. Trim and siding on the house shall be wood. Trim and siding on the garage shall be wood or fiber-cement. All siding and trim shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal shall match existing house.
6. All exposed siding and trim shall be pre-finished or painted to match the paint scheme of the house.
7. Final porch design shall be approved by IHPC staff prior to construction. *Approved _____ Date _____*
8. Window and door units shall be all wood, and shall be approved by IHPC staff prior to purchase or installation. *Approved: _____ Date: _____*
9. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
10. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

Note: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.

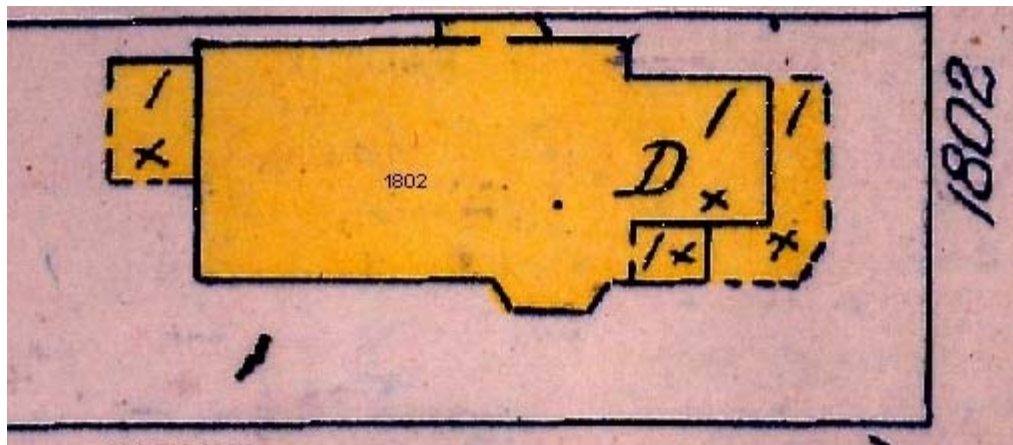
Staff Reviewer: Emily Jarzen



Map of subject property



Aerial view of subject property, looking north



1898 Sanborn map showing the house with a full-width porch



Front (east) façade



South façade



North façade

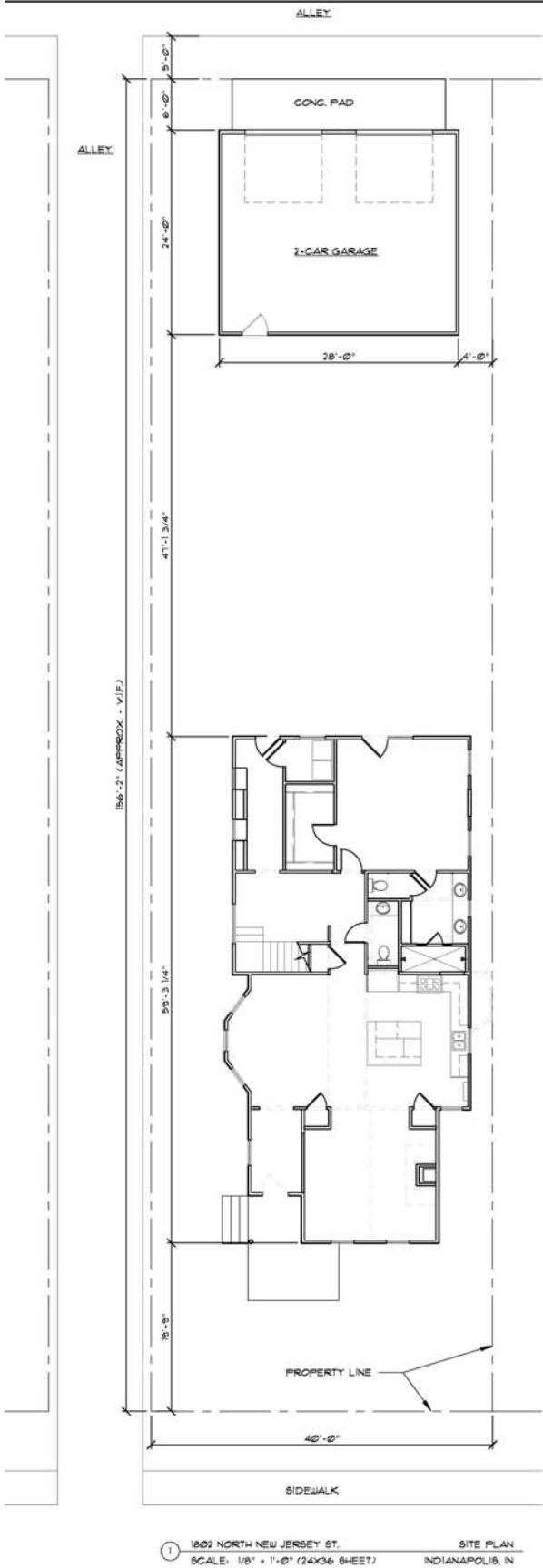


Rear façade



Proposed garage location

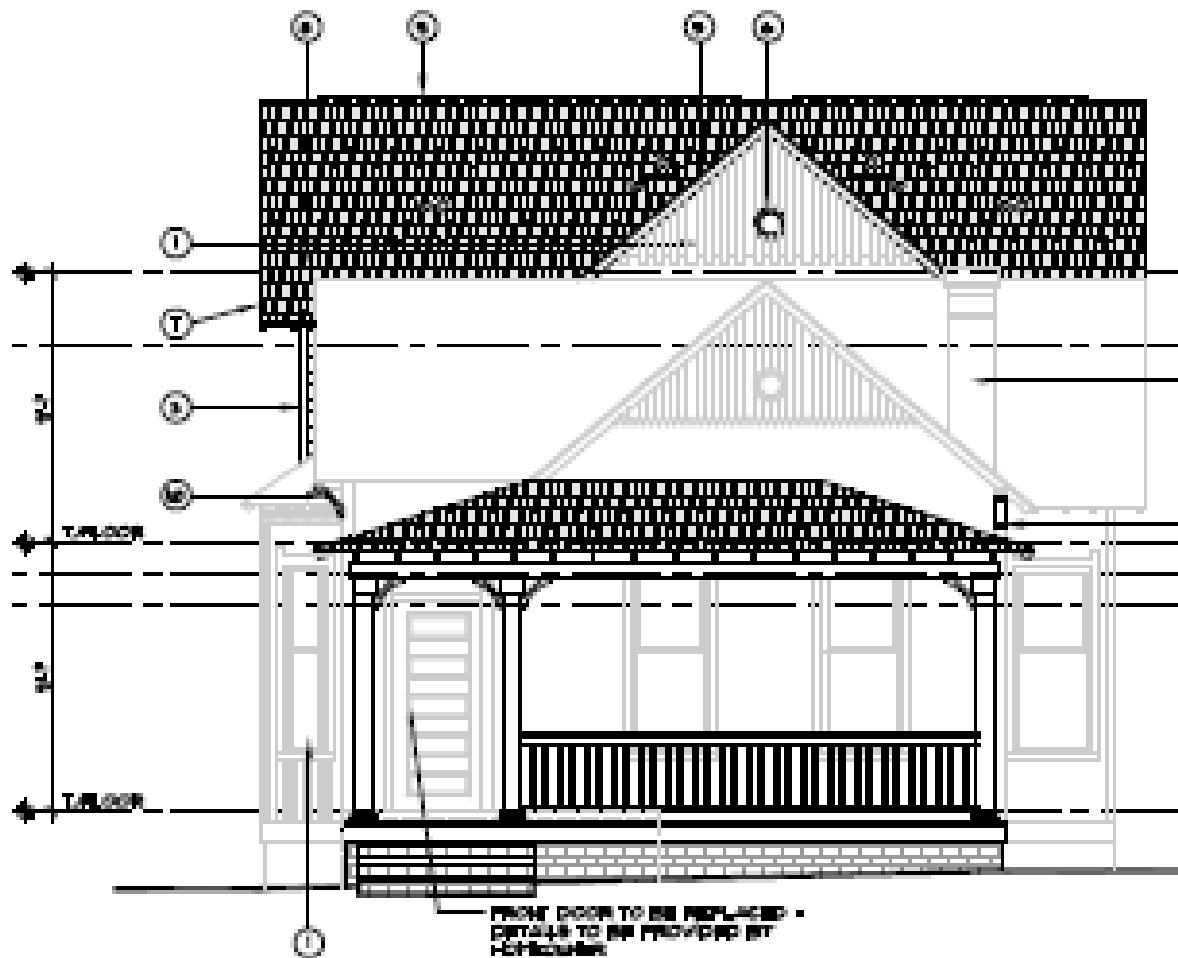
NOTE: Commission members will receive a separate set of drawings



Proposed site plan



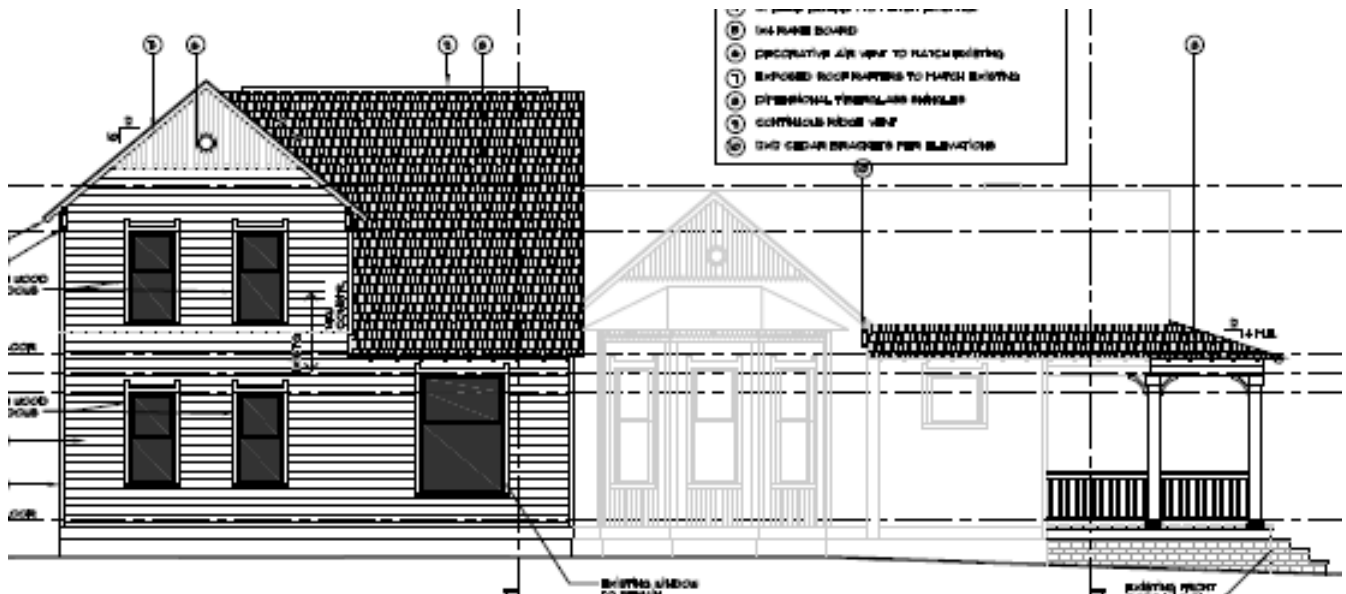
Front Façade - Existing Conditions



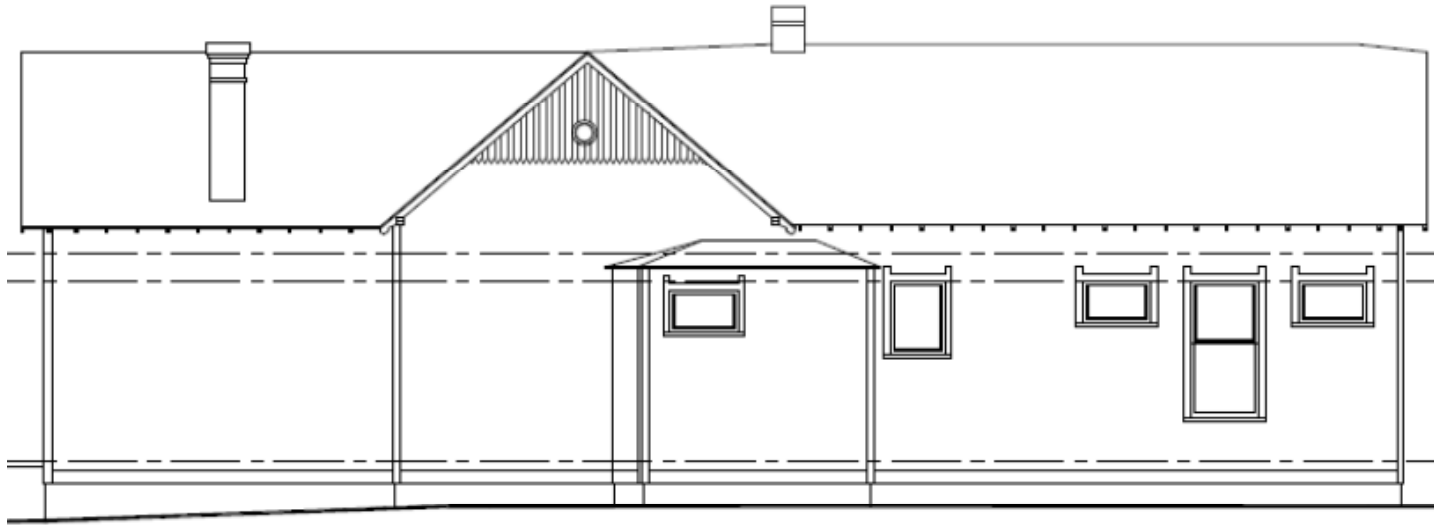
Front Façade – Proposed



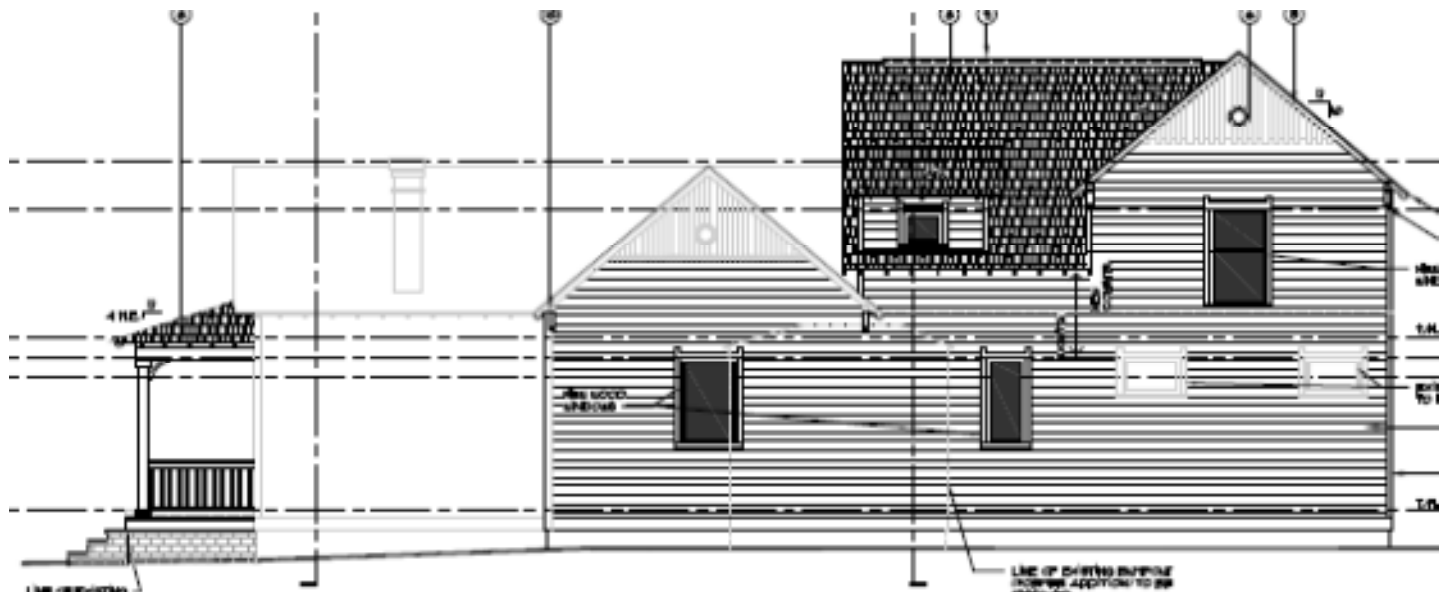
South Façade – Existing Conditions



South Façade – Proposed



North Façade – Existing Conditions



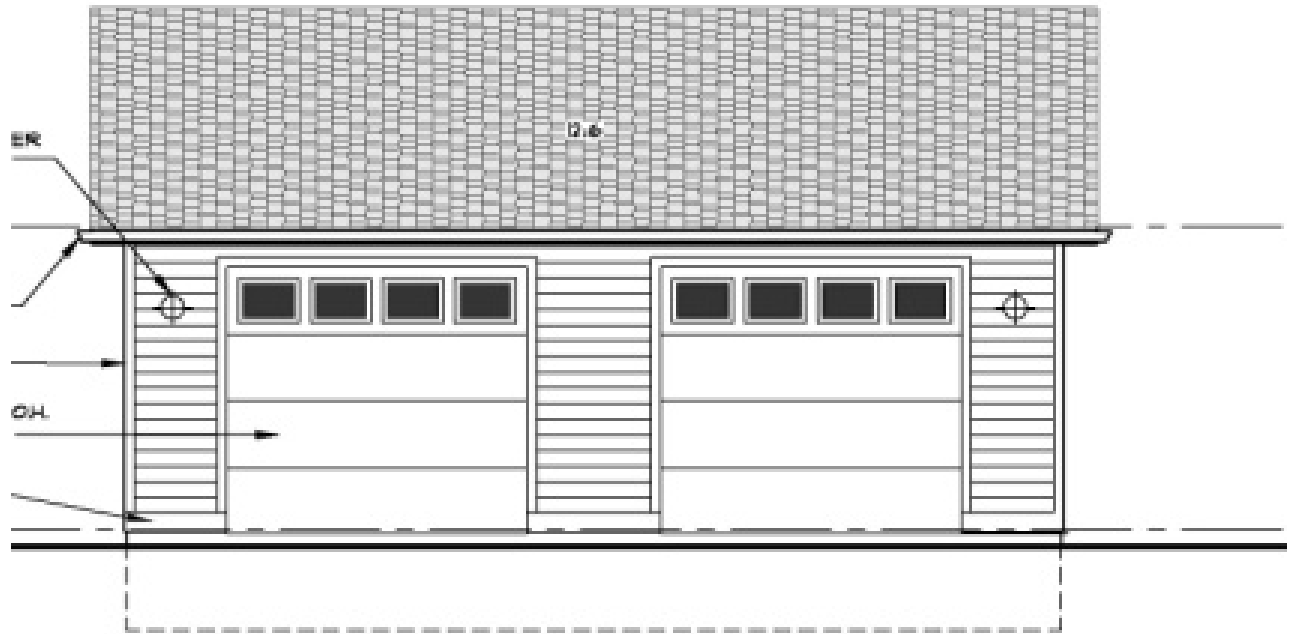
North Façade – Proposed



Rear Façade – Existing Conditions



Rear Façade – Proposed



Proposed Garage

